

# 2007 Comp Plan Map Amendments - Planning Commission Briefing

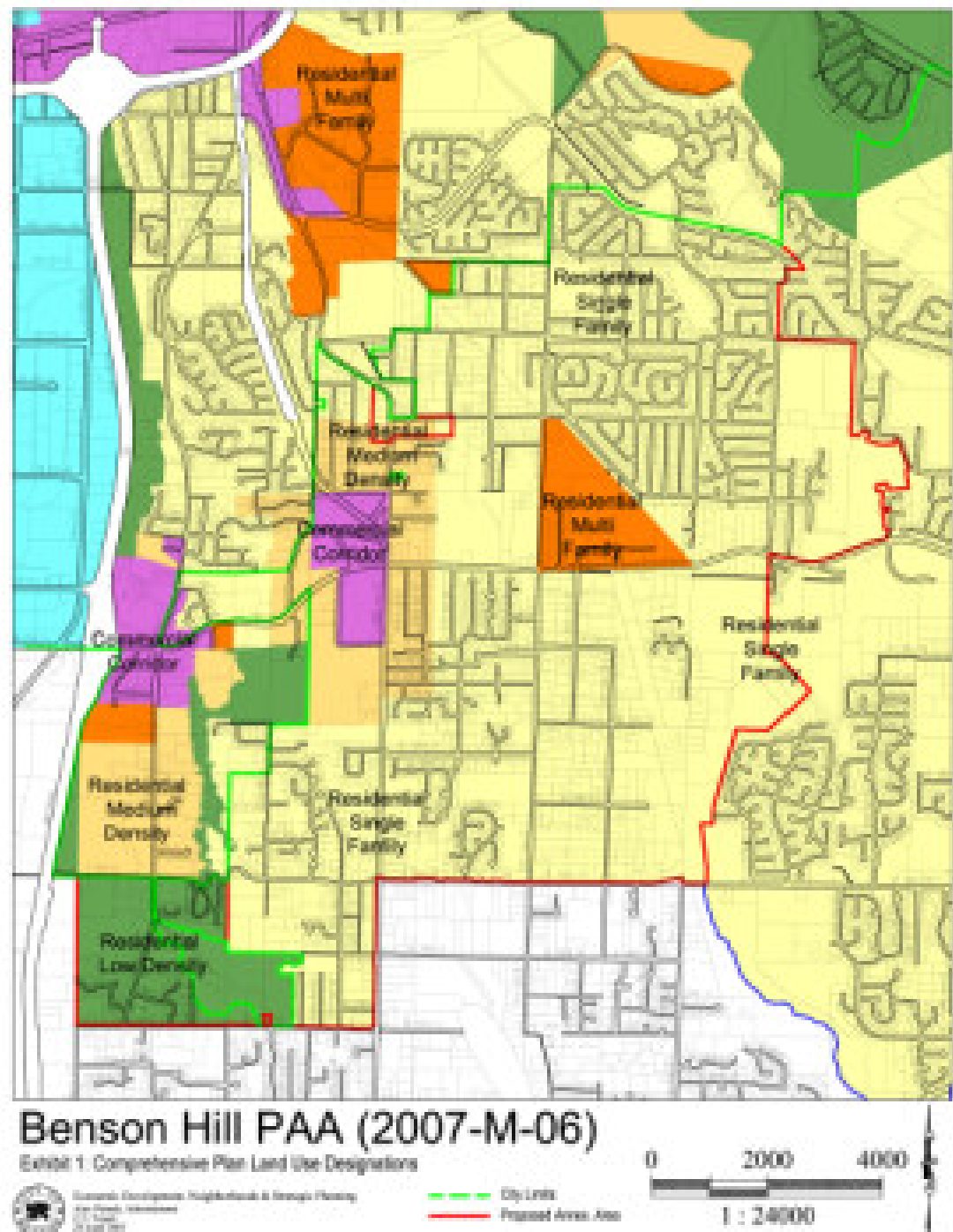
2007-M-06

Benson Hill Communities

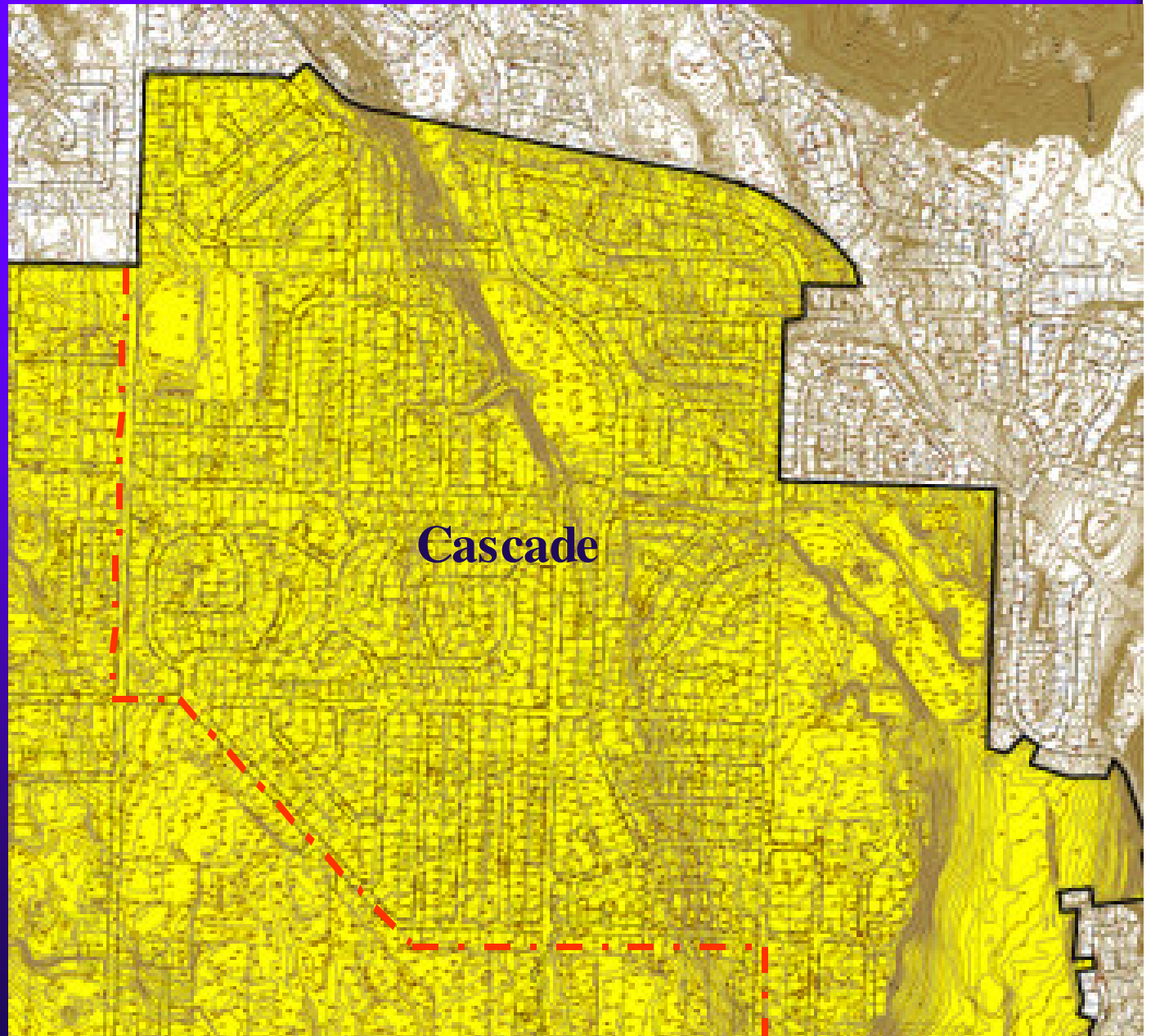
*May 2nd, 2007*

# Benson Hill Communities

## Vicinity Map



# Cascade Neighborhood



**Topography  
Map**

# Issues

- ◆ Does Renton's current vision of predominantly single-family for this area reflect existing County zoning and land development patterns?
- ◆ Should Renton's existing RS land use designation which allows R-8 zoning be retained for this area?

# Background

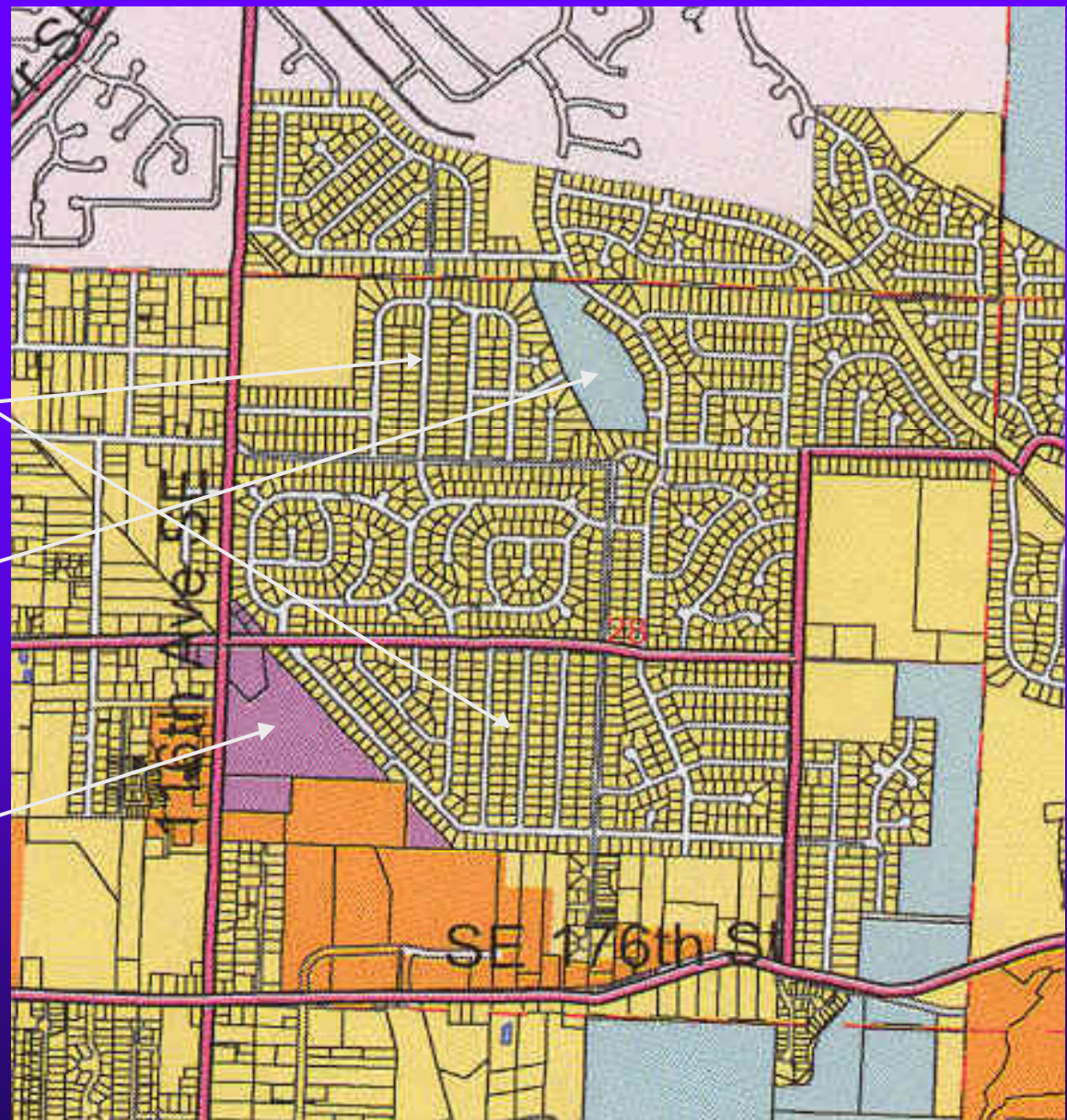
- ◆ Following up last week's presentation on existing City and County land use designations and their differences we are now looking at areas that appear to be consistent
- ◆ One of these areas is the 477-acre Cascade Neighborhood, bounded by 116<sup>th</sup> Avenue Se on the west, the City of Renton on the north, 131<sup>st</sup> Avenue Se on the east, and SE 172 Street on the south
- ◆ This area is currently designated Urban Residential, Medium, 4-12 du/ac on County's Land use Map

# County Designations

## Urban Residential, Medium, 4-12 du/ac

# County Owned Open Space

# Neighborhood Business



# County Comprehensive Plan Land Use Map



# Background, continued

- ◆ County zoning for this area is R-6, 6 units per gross acre which bonuses up to 9 units per gross acre
- ◆ 6 units per gross acre is equal to approximately 7.5 units per net acre under Renton's method of calculating density
- ◆ 9 units per gross acre is equal to approximately 11.25 units per net acre under Renton's method of calculating density

# County Zoning

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- A detailed map of a residential area, likely a subdivision. The map shows numerous small, rectangular lots colored yellow, separated by a network of thin white lines representing streets or paths. A prominent, thick red line runs vertically through the center of the map, possibly indicating a major road or boundary. To the left, there are larger, irregularly shaped areas in shades of purple and orange. On the far left, some text is visible, including "GILMAN ST" and "WILSON". In the lower right quadrant, the number "20" is printed in red. Five pink arrows originate from the left side of the page and point towards various locations on the map: one points to a lot near the top left, another to a lot near the top center, a third to a lot near the bottom left, a fourth to a lot near the bottom center, and a fifth to a lot near the bottom right.

# County Zoning Map





# Analysis

- ◆ Majority of existing lots in Cascade are 7,500 to 9,300 sq. ft. in area
- ◆ Existing density of Cascade is 4.15 du/gross acre or about 5.2 du/net acre
- ◆ Under Renton's R-8 zone the minimum lot area is 5,000 sq. ft. for lots smaller than 1 acre
- ◆ Under Renton's R-8 zone the minimum density is 4 du/net acre
- ◆ Unless lots are greater than 10,000 sq. ft. in area, future subdivision unlikely

## Analysis, continued

- ◆ There are two City zones with different land use designations that could be considered for this area:
  - RLD with R-4 zoning and
  - RS with R-8 zoning
- ◆ Existing density of 5.2 du/net acre exceeds maximum 4 du/net acre in the R-4 zone and lots are larger than the minimum lot size of 8,000 sq. ft. for this zone
- ◆ Although existing density of 5.2 du/net acre is 35% less dense than maximum allowed in R-8 zone, lots exceed minimum lot size of 4,500 sq. ft. of this zone

# Conclusion

- ◆ Because area was platted in 1960's and is built out future subdivision unlikely



- ◆ Expansion of units or redevelopment of existing lots more likely than short plat infill under City's more dense R-8 zoning





# Recommendation

- ◆ That Renton's existing Residential Single Family (RS) land use designation for this area be retained since area is generally built out at densities higher than that envisioned under the Residential Low Density (RLD) land use designation
- ◆ That Renton's R-8 zone be applied to this area at the time it annexes since existing densities and lot sizes are more compatible with this zone than with the R-4 zone

